



## **DESIGN REVIEW COMMISSION**

**February 2, 2022**

### **MEETING AGENDA:**

**I. CALL TO ORDER**

**II. APPROVAL OF AGENDA**

**III. APPROVAL OF MINUTES**

**IV. OLD BUSINESS - NONE**

**V. NEW BUSINESS - ACTION ITEMS**

- a. Commission to make a recommendation for Adorn Beauty Enhancements – 202 South Main Street; Parcel No. 05241B A008; Renewal of Certificate of Appropriateness for sign panel in Historic District.
- b. Commission to make a recommendation for Office Renovations – 127 Jonesboro Road; Parcel No. 13240B E00; Exterior renovations to existing office building.
- c. Commission to make a recommendation for Residence – 224 North McDonough Street; Parcel No. 13240D A017; Change in fencing style and minor exterior changes in Historic District.

**VI. ADJOURNMENT**



# CITY OF JONESBORO, GEORGIA COUNCIL

## Agenda Item Summary

Agenda Item #

5.a

-a

COUNCIL MEETING DATE

February 2, 2022

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*

Commission to make a recommendation for Adorn Beauty Enhancements – 202 South Main Street; Parcel No. 05241B A008; Renewal of Certificate of Appropriateness for sign panel in Historic District.

Requirement for Board Action *(Cite specific Council policy, statute or code requirement)*

City Code Section 86-489 and 86-490 – General Sign Standards; Sec 86-495 – Historic Dist. Sign Standards

Is this Item Goal Related? *(If yes, describe how this action meets the specific Board Focus Area or Goal)*

Yes

Beautification, Community Planning, Neighborhood and Business Revitalization, Historic Preservation

Summary &amp; Background

*(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)*

**Agency recommendation – Approval of permanent sign panel;** The property, 202 South Main Street, has been the site for Adorn Beauty Enhancements, a beauty salon, for several years. The property is zoned H-2 (Historic District), any new signs or alterations to existing signs require Certificate of Appropriateness approval from the Historic Preservation Commission and review by the Design Review Commission. The sign application had a hearing with the Historic Preservation Commission in February 2017, but the original design (see attached) was deferred until the next meeting. No design for the permanent sign was ever officially approved, and the applicant has subsisted with some temporary banners since that time. Another hearing was conducted in September 2019 and an updated design was approved. Due to Covid and other reasons, the permanent sign panel was never installed. The applicant now wants to proceed with Certificate of Appropriateness renewal to install the permanent sign panel approved in the fall of 2019.

**The current ground sign (wood framework) at the property along North Main Street is not changing overall height, length, or width. The sign is right at 10 feet off of the right-of-way. The sign face area (24 square feet each side) and the height (6 feet) conform with the Sign Code standards. The sign is externally illuminated. (Internal illumination is prohibited in the Historic District.) There is no changeable copy or electronic displays. The colors of the newest design blend well with the exterior of the business (see attached). The sign should not be a detriment to the surrounding area along South Main Street and is not a traffic hazard. Staff recommends approval, and the Historic Preservation Commission will review again on February 21<sup>st</sup>.**

### *Sec. 86-490. Regulated signs.*

(a) *Ground signs, which are permanent, shall be permitted in non-residential zoning districts. No ground sign shall have a height greater than six feet above normal grade, or a sign face area greater than 35 square feet (each side) for lots with a single building and 45 square feet (each side) for planned centers. No portion of a ground sign shall not be located within ten feet of a street right-of-way or within 50 feet of any other permanent sign, major structure or building. Changeable copy shall not exceed 33 percent of the area of the sign face. Ground signs are allowed only on lots upon which there is a building which is currently occupied*

### FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

February, 2, 2022

Signature

City Clerk's Office

**Sec. 86-495. Historic districts.**

*The purpose of this section is to ensure that signage in the historic district is harmonious in proportion, form, color, and materials to the character of said district. Visual relatedness is crucial to the goal of an integrated historic district, and signs play a key role in helping to preserve the historical district's sense of time and place, and to achieve the desired effect of charm and compatibility. No sign shall be erected, altered, restored or moved within the historic district until an application for a Certificate of Appropriateness as to exterior architectural features and signage has been reviewed and approved by the Historic Preservation Commission and the Design Review Commission. All proposed changes requiring a Certificate of Appropriateness shall comply with the applicable design standards in the 2005 Zoning Ordinance.*

- (1) *Applicability. This section shall apply only to those building structures and uses within the geographical boundaries of the Historic Districts, the H-1 and H-2 zoning districts.*
- (2) *Compatibility. As to signs, buildings, structures, and uses within the Historic Districts, when a provision of this section conflicts with any section in the balance of this article, the provision of this section shall control. Otherwise, to the extent reasonably possible, the provisions of this section shall be interpreted consistent with the provisions of the balance of this article.*
- (3) *Signage standards.*
  - a. *General. Signage shall complement the architectural details of the building and shall not violate or otherwise obscure the architecture of the building to which it is attached. Signs, lettering, or boxed graphics shall not cut across columns, cornices, windowsills, arches or balconies, nor extend above the roofline (except for parapets and mansards) of any building to which it is attached.*
  - b. *Lettering, size, and content. Letters can be painted or mounted directly on a signboard, storefront, wall or window, if in proportion to the storefront. Lots in the H-1 and H-2 Historic Districts are allowed the same amount of signage as lots outside of the H-1 and H-2 Historic Districts. In the H-1 and H-2 Historic Districts, canopy signs and hanging or suspended signs may be utilized. Provided, however, in no case may the total signage area exceed ten percent of the building face to which the sign is attached. Acceptable lettering materials include wood, stone, synthetic stone, metal, and acrylic. The overall design of all signage shall be compatible with the turn-of-the-century theme of the historic district.*
  - c. *Materials. Signs may be constructed of concrete, brick, wood, stone, metal, glass, or synthetic materials that have the same appearance of the aforementioned natural materials due to their finish. All materials shall be compatible with the building's architecture and should be colorfast and resistant to corrosion. Signs shall be professionally finished in accordance with the material selected, whether by sanding, painting, staining and/or sealing, with the edges of the sign framed out and/or sealed.*
  - d. *Lighting. All signs in the historic district, whether ground signs or wall signs,*

shall only be illuminated by an external light source, and through craftsmanship and materials, shall reflect the design aesthetics of the historic district.

5.a

e. Colors. The Historic Preservation Commission and the Design Review Commission shall consider the context of the surrounding area when reviewing the color of a proposed sign in the Historic Districts; however, the colors and logos of nationally and regionally recognized businesses shall not be prohibited.

**Please note approval conditions from September 2019 Certificate of Appropriateness approval. These should remain as approval conditions now.**

*Installation of ground sign panels, as shown on exhibit. Existing sign posts to be painted to match color of house and the landscaping island around the base of the sign to have flowering shrubs installed.*

**Fiscal Impact** (Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)

Private owner

**Exhibits Attached** (Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)

- Existing Banner
- New Design
- Certificate of Appropriateness - 202 South Main Street Sign Original
- Acceptance Letter
- Hist. Application

**Staff Recommendation** (Type Name, Title, Agency and Phone)

**Approval**







Attachment: Existing Banner (3058 : 202 South Main Street Sign)



Attachment: New Design (3058 : 202 South Main Street Sign)



# CERTIFICATE OF APPROPRIATENESS



City of Jonesboro  
Historic Preservation Commission  
124 North Avenue  
Jonesboro, Georgia 30236



## THIS DOCUMENT TO BE POSTED AT ALL TIMES

The City of Jonesboro Historic Preservation Commission in conforming with Sec. 42-28 of the Code of Ordinances for the City of Jonesboro, hereby grants permission for work to be performed on the premises listed in accordance with outline specification.

PREMISES: Adorn Beauty Enhancements    OWNER: UNITED CONSOLIDATED PROPERTIES I LLC

ADDRESS: 202 South Main Street                                    TYPE: Ground Sign Panels in Historic District

HISTORIC PRESERVATION MEETING DATE: **SEPTEMBER 16, 2019**

**Work Approved:**

Installation of ground sign panels, as shown on exhibit. Existing sign posts to be painted to match color of house and the landscaping island around the base of the sign to have flowering shrubs installed.

**Under penalty of law, I,** the undersigned, assure that the work to be performed will be executed as specified under the terms of this Certificate. If it is determined that changes are necessary, I will apply for those modifications prior to the commencement of any work on those changes.

**Signed:** \_\_\_\_\_

Applicant

**Approved:** \_\_\_\_\_

Chairman, Betsy Wester  
Historic Preservation Commission

**Approved:** \_\_\_\_\_

Zoning Administrator, David D. Allen  
City of Jonesboro

Note: An additional permit may still be required. All work shall be in compliance with all Building Codes and Zoning Regulations. This Certificate shall become void unless construction is commenced within six months of the date of issuance.



## MEMORANDUM

**To:** Archia Hall  
Adorn Beauty Enhancements

**From:** David D. Allen  
City of Jonesboro  
124 North Avenue  
Jonesboro, GA 30236

**Date:** January 27, 2022

**Re:** Notification of Request for Design Review Commission – Adorn Beauty Enhancements Sign, 202 South Main Street, Parcel No. 05241B A008.

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Dear Madam,

This letter is to serve as notification that the City of Jonesboro, Design Review Commission, has accepted your request for review of a replacement sign panel at an existing business located at 202 South Main Street, Jonesboro, Georgia 30236.

A hearing has been scheduled for Wednesday, February 2, 2022 at 4:30 pm before the Design Review Commission at 124 North Avenue to consider the request as described above. Your presence is recommended.

Sincerely,

A handwritten signature in black ink, appearing to read "David D. Allen".

David D. Allen  
Community Development Director / Zoning Administrator



## CITY OF JONESBORO

124 North Avenue  
Jonesboro, Georgia 30236  
[www.jonesboroga.com](http://www.jonesboroga.com)

### JONESBORO HISTORIC PRESERVATION COMMISSION

### APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

The Jonesboro Historic Preservation Commission or J.H.P.C. is tasked with ensuring the Historic District's Preservation and Standards are met according to the City of Jonesboro Codes and Ordinances. This application and approval thereof does not constitute an approval to begin construction. It is a review of Chapter 86-Zoning, Section 86-102 (H-1) Historic District and Section 86-103 (H-2) Historic District. Once the applicant meets Historic District Code, the process of approval of plans, land disturbance, and other compliance measures must be met. Please contact the Jonesboro City Hall (770) 478-3800 and speak with the City Clerk for further information.

#### Property Information:

Address: 202 S. Main St. Jonesboro, Ga 30236

Owner: Bay Hedayati

Note: if applicant is not the owner, the applicant must provide written permission from the owner – notarized, and owner's contact information. See Jonesboro City Hall to obtain permissible document.

#### Applicant Information:

Applicant Name: Archia Hall

Mailing Address: 202 S. Main St. Jonesboro, Ga 30236

Email Address: chichi@donbranbeautyenhancements.com phone 770 862-3999

Fees and Charges are identified within the City of Jonesboro's schedule of fees for the Historic Preservation Committee Certificate of Appropriateness.

**Application Fee \$75.00**

**PROJECT INFORMATION****Type of Project (Check all that apply)****Construction**

- New building
- Additional building
- Minor Exterior Change
- Major Building Restoration, Rehabilitation, or Remodeling

**Site Changes**

- Parking area(s), Driveway(s), or Walkway(s)
- Fence(s) or Wall (s)
- Sign(s)
- Mechanical System(s)
- Non-temporary Site Feature(s): (i.e. satellite dishes, pools, lighting, arbors, gazebo's, etc.)

**Demolition or Relocation**

- Primary Building
- Outbuilding
- Site Feature

**APPLICATION REQUIREMENTS**

Applicants must include support materials as noted to be considered (i.e. plans, schematics, images, dimensions, surrounding structures). Incomplete applications will not be reviewed.

**APPLICATION DEADLINE & REPRESENTATION**

Applications must be delivered to the Jonesboro City Hall at least eighteen (18) days preceding the next scheduled J.H.P.C. meeting. The J.H.P.C. meets on an as needed basis. Applicant's attendance is required: A presentation with visuals and detailed information is suggested. Questions which may arise, and if unanswered could result in the denial of the application.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

## PROJECT AND MATERIALS DESCRIPTION

6" x 4" Aluminum with white background.  
Paint existing post white.

***(Add Additional Sheets as Necessary)***

Archia D. Hall  
**PRINT NAME**

**PRINT NAME**

Arthur D. Bell  
**SIGNATURE**

**SIGNATURE**

DATE

\$75

\_(Application Received By)

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS |**

## Property Owner Authorization Form

The Undersigned below, or as attached, is the owner of the property which is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant for issuance of this application.

Name of Owner: United Consolidated Properties, LLC

Mailing Address: 625 Holcomb Bridge Rd, Norcross, GA 30071

Telephone Number: 678-300-6451

Address of Subject Property: 202 Main St, Jonesboro, GA 30326

I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Clayton County, Georgia.

Owner Signature: Ray Hedayati

Date: 01/28/2022

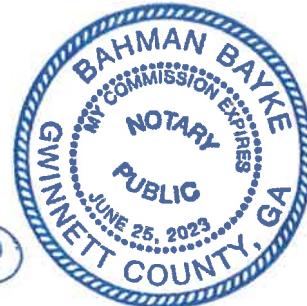
Notary Public

I hereby certify that Ray Hedayati signed his or her name to the foregoing application stating to me that he or she knew and understood all statements and answers made therein, and other oath actually administered by me, has sworn or affirmed, that said statements and answers are true and correct.

This 28 Day of January, 2022

[Place notary seal here]

Notary Public Signature: Ray Hedayati



**REQUIRED MATERIALS**

The following materials are required for a complete application. Incomplete applications WILL NOT be reviewed.

**A. New Buildings and Additions:**

- i. Description of Project
- ii. Site Plan
- iii. Architectural Elevations
- iv. Floor Plan
- v. Description of Materials
- vi. Photographs of Proposed Site

**B. Major Restoration, Rehabilitation, or Remodeling:**

- i. Architectural Elevations or Sketches
- ii. Description of Project
- iii. Description of Materials
- iv. Photographs of Proposed Site

**C. Minor Exterior Changes:**

- i. Description of Project
- ii. Description of Materials
- iii. Photographs of Existing Building

**D. Site Changes: Parking, Driveways & Walkways:**

- i. Site Plan or Sketch of Site
- ii. Description of Materials
- iii. Photographs of Site

**E. Site Changes: Fences, Walls, and other Site Features:**

- i. Site Plan or Sketch of Site
- ii. Architectural Elevations or Sketches
- iii. Description of Materials
- iv. Photographs of Site

**F. Site Changes: Signs:**

- i. Architectural Elevation or Sketch (For signs located on the building)
- ii. Site Plan or Sketch of Site (For free standing signs)
- iii. Description of Materials and Illumination

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS |



Attachment: Hist. Application (3058 : 202 South Main Street Sign)



# CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary

Agenda Item #

5.b

-b

COUNCIL MEETING DATE

February 2, 2022

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

Requested Action (Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)

Commission to make a recommendation for Office Renovations – 127 Jonesboro Road; Parcel No. 13240B E00; Exterior renovations to existing office building.

Requirement for Board Action (Cite specific Council policy, statute or code requirement)

Article VII – Architectural Style and Scale; Article IX Supplemental Regulations

Is this Item Goal Related? (If yes, describe how this action meets the specific Board Focus Area or Goal)

Yes      Economic Development, Beautification, Community Planning, Neighborhood and Business Revitalization

Summary & Background

(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)

**Agency recommendation – Approval with conditions:** The building was approved for several changes in exterior color in the fall of 2020 and sign design changes in the spring of 2021. The applicant would like to further improve the property in several ways, including enclosure of the front porch into an indoor conference room, installation of a large wood deck on the north side of the building, and the installation of new fencing in the front and side yard to the north. The property fronts both Jonesboro Road and West Mimosa Drive. The property is zoned O&I (Office & Institutional) but is not located in any Overlays or in the Historic District.

## Per the applicant:

The front porch enclosure will match the brick exterior like the rest of the building, it will include some windows as well. The porch enclosure is for the virtual office space inside the building and has nothing to do with the outdoor event center. The deck is specifically for the outdoor event center. The fence will be spear top black powder coated aluminum fencing. And the variance we have for the wood fencing going across the back per the neighbor's request. These all were discussed and approved during the council hearing, and these are the plan designs for final approval. The fence, deck, and porch enclosure are the three main items of concern for approval. The porch is the back of the building, the entry to that side is considered the back of the building and not the front technically. So, it technically would be our back porch and not our front porch from how the building is designed. It is a commercial property, and the enclosure will enhance the curb appeal of the building, give us more workspace inside for JVO and help us distinguish the entrance and rear entrance of the building. Please keep in mind there are multiple businesses on the property that are separate from one another. The outdoor event center will have its own license and operate in fenced area and deck area. If you have any other questions, please let us know. We have all our contractors lined up and plan on opening fully in April or May. The style of fence will be spear top iron wrought fencing. It is made of aluminum and powder coated. It is not chain link. I have attached an example as well. The deck will be a natural cedar color.

## Enclosure of front porch

There are several references to porches in the City Code:

Sec. 86-228. - Front porches required. All **residential construction** shall feature a front porch having dimensions appropriate to the scale of the dwelling and consistent with the chosen architectural style. **This is not a residential**

## FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

February, 2, 2022

Signature

City Clerk's Office

**property.**

Sec. 86-276. - Enclosure of porches or garages prohibited. *Enclosure of front porches shall be prohibited without compensating construction of a replacement porch of equal or greater dimension.* Similarly, enclosure of attached garages shall be prohibited without compensating construction of a replacement garage of equal or greater dimension. Replacement garages may be attached or detached. **The 300 square feet of porch lost by its conversion to an enclosed heated room will be compensated by a new, 1122 square-foot open deck on the side. Historically, the existing porch has not been utilized to its full potential.**

The minimum front yard setback for O&I zoning is 20 feet from the right-of-way. The edge of the porch is 53 feet from the right-of-way and will not be any closer to Jonesboro Road once enclosed.

The roof of the enclosure will not be any higher than the rest of the building, and the pitch will stay basically the same. The sidewalk and front door of the porch will be gone. There will be new stairs to the sides of the enclosed porch, going to new doors. There will also be five new windows in the front.

The enclosure will provide more necessary office space on the inside, *but the exterior will need to match the brick style and color of the rest of the building.* Likewise, the style and color of the new windows and doors will need to match.

### **New side deck**

The deck will be a large, wood, open deck designed to accommodate gatherings. It will span the entire northern side of the building, with stairs down to the yard. The deck will be somewhat elevated off of the ground and have decorative railings and posts. Per the plan, the deck will have an opening in it, in an attempt to preserve the large oak tree in the side yard. The deck will still be within the 20-foot side setback. The applicant stated that the deck will be a natural cedar color. *Consideration of color and decks and woodwork on adjacent properties should occur. Also, should deck and fence match color?*

### **New fence**

The fence will surround the new deck and encompass most of the side yard and extend partially into the front yard. There will be several gates to access the front and rear yards. The purpose of the fencing is to provide a safe outdoor area for children's parties. Per the plan, the fence will be 4-foot tall aluminum, 3-rail in the front yard, and 6-foot tall aluminum, 4-rail in the side yard (see enclosed picture). The rear portion of the fence will be 8-foot tall and wood to block the view of the residents to the west.

#### **Sec. 86-264. - Fences regulations.**

- (a) *Fences of a woven-wire type referred to a "chain link" or hurricane fencing, of ornamental metal, of ornamental masonry, or of wood, not exceeding six feet in height, may be placed within yard areas of any residential zoning district; except, however, such fences located in the front yard, including that portion to the front of the principal dwelling shall not exceed four feet in height. The 6-foot fence does not need to start in front of a line drawn from the front building corner perpendicular to the right-of-way of West Mimosa Drive*
- (b) *Fences not exceeding eight feet in height may be placed within yard areas of any commercial and industrial zoning district. So noted.*
- (c) *The use of barbed-wire, razor wire or similar fencing materials is specifically prohibited in all zoning districts; except such fencing materials may be allowed in M-1, light industrial districts upon approval by the code enforcement officer. Not used.*
- (d) *No fence, building, sign, planting or other obstruction above a height of three feet nor below a height of ten feet shall be established or maintained within 15 feet of the intersection of the right-of-way of two streets, a street intersection with a railroad right-of-way, nor at the intersection of a private driveway and a public right-of-way. Will not be that close to the intersection of Jonesboro Road and West Mimosa Drive.*
- (e) *Fence construction shall be double-faced or shadow box construction. In no event shall support fencing structure be visible from the right-of-way or adjacent property. Either side of vinyl fence looks the same. So noted for the wood fence at the rear.*

*Any fence may be prohibited if, in the opinion of the code enforcement officer or the chief of police, that fence obstructs the vision of motorists to the public rights-of-way so as to create a dangerous condition, or if for some other reason such fence would endanger the public safety or general welfare.*

*Aluminum fence is portrayed as black, per the drawing. Should building, deck and all fencing match color?*

**Fiscal Impact** *(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)*

Private owner

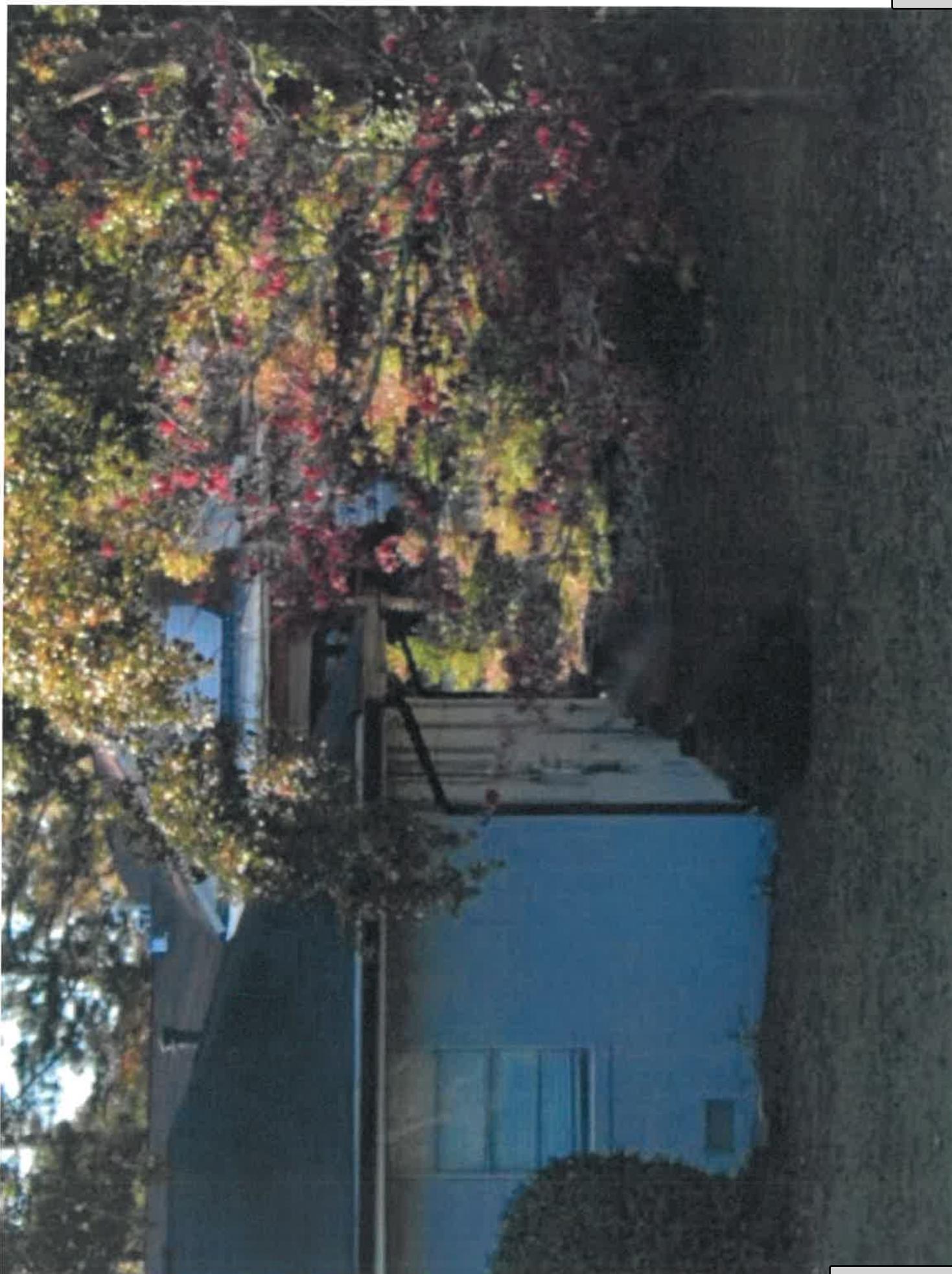
**Exhibits Attached** *(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)*

- Property Pictures
- Building Plans
- Fence
- Fence2
- Acceptance Letter

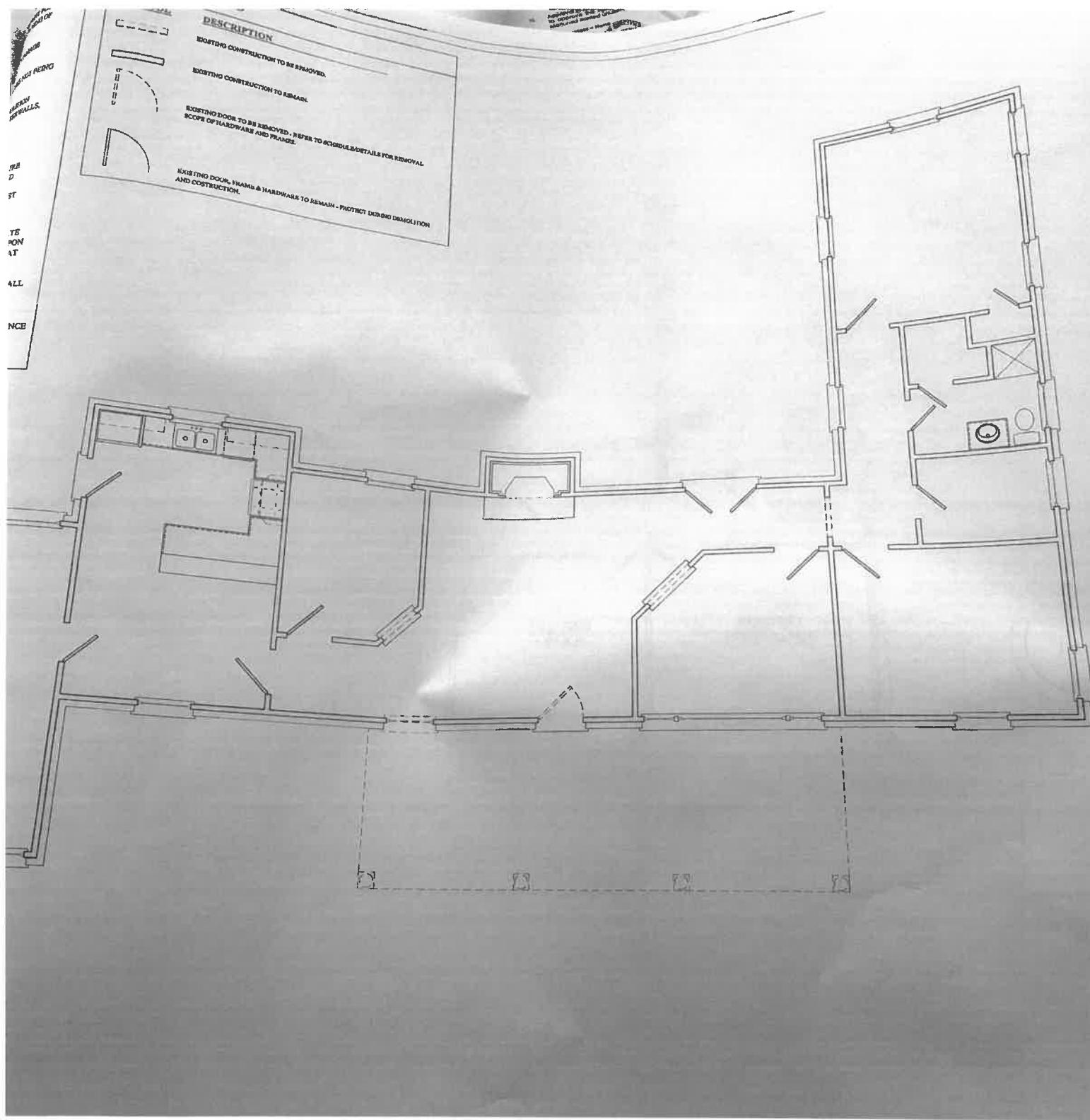
**Staff Recommendation** *(Type Name, Title, Agency and Phone)*

**Approval, with Conditions**

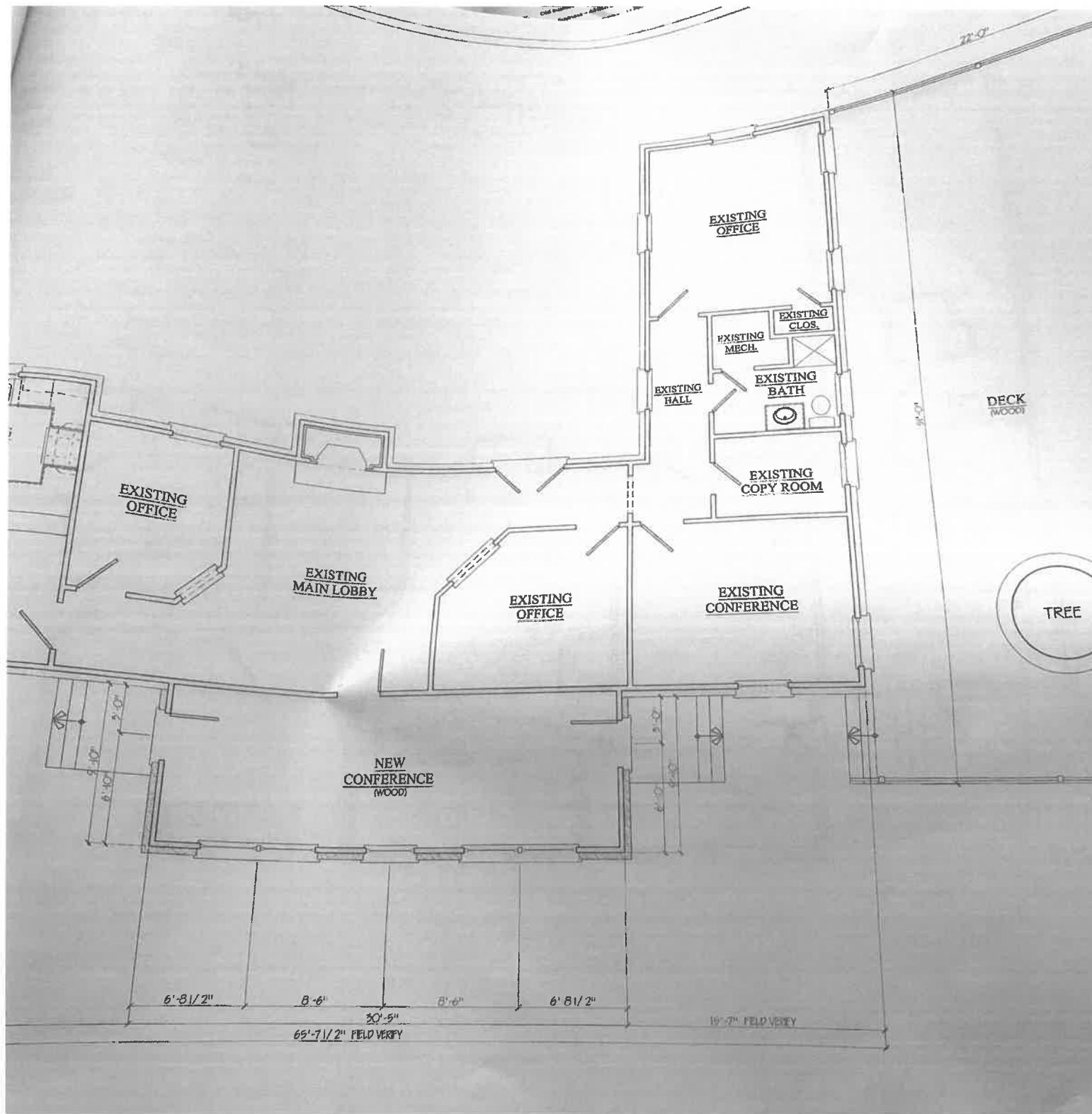


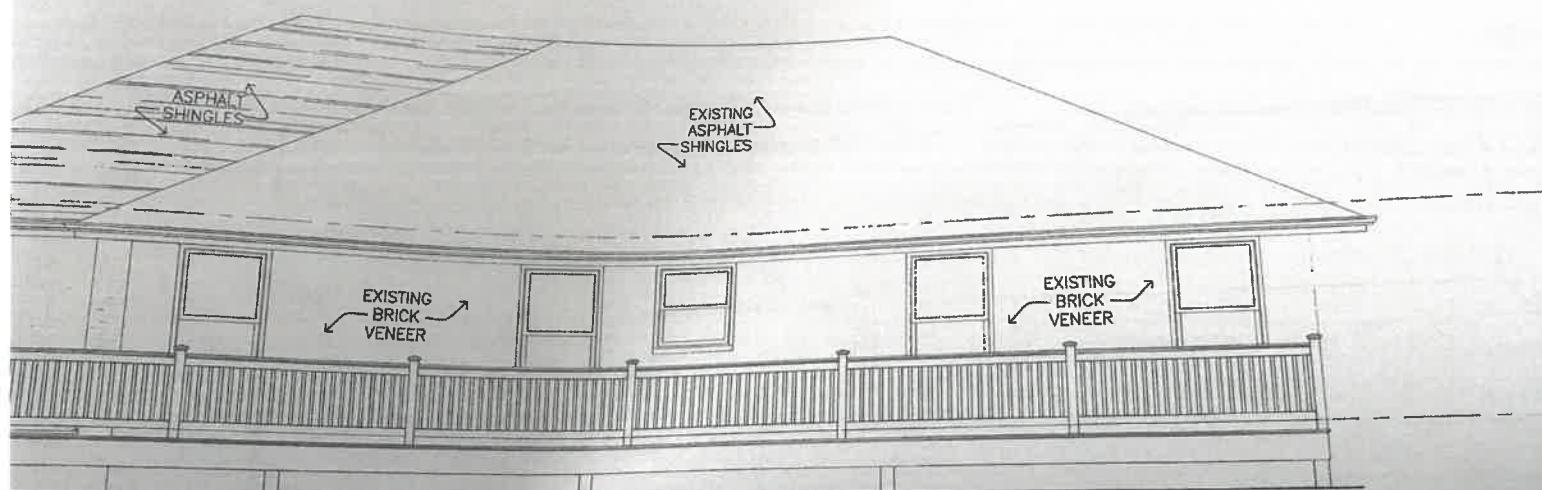
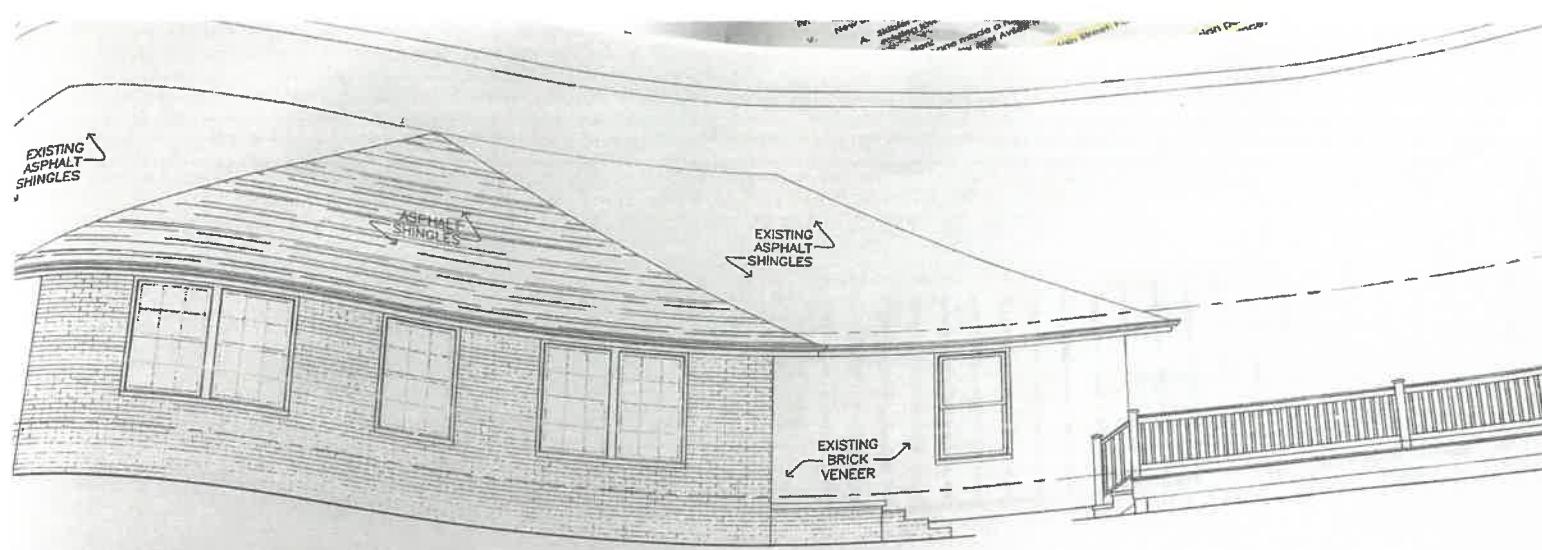


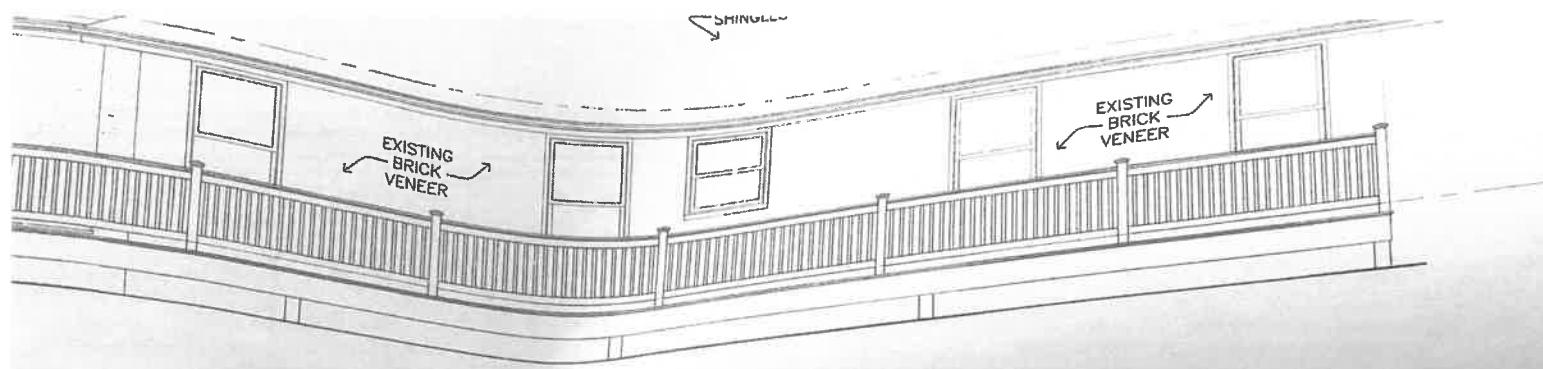




Attachment: Building Plans (3059 : 127 Jonesboro Road Building Additions)

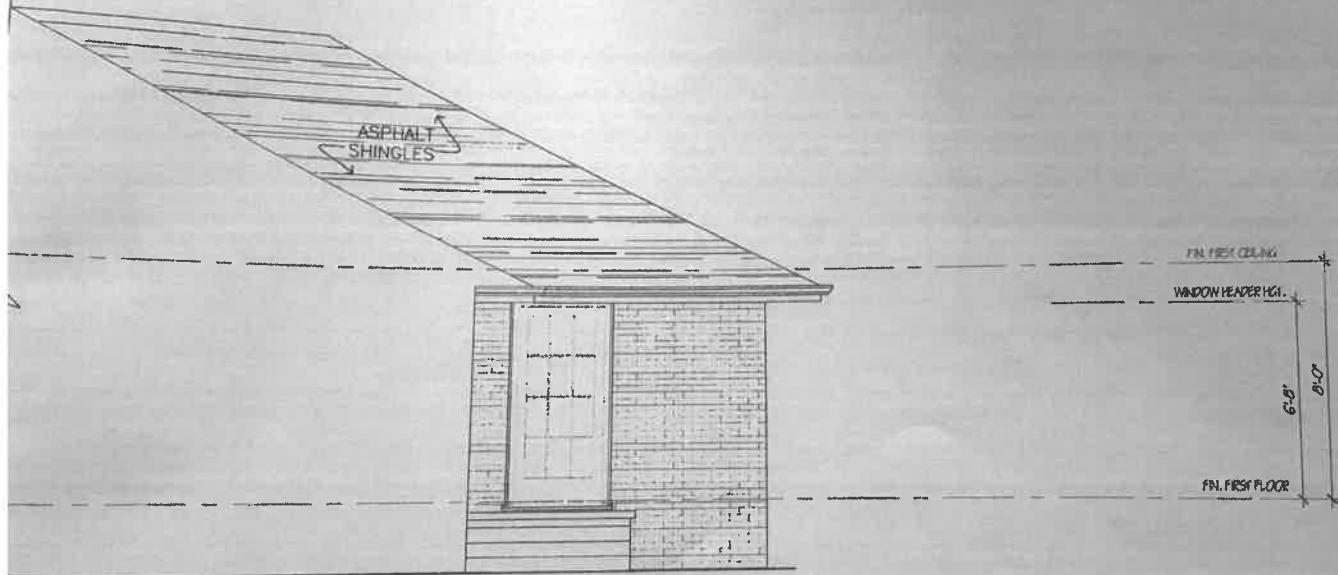




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A6

## PROPOSED RIGHT ELEVATION

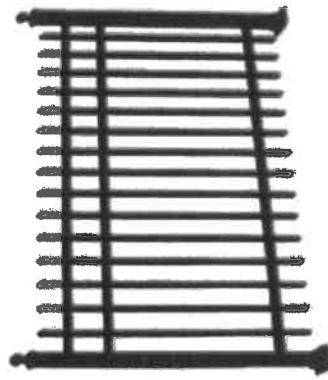
SCALE: 1/4" = 1'-0"

3  
A6

## PARTIAL LEFT ELEVATION

SCALE: 1/4" = 1'-0"







## MEMORANDUM

**To:** Cyrel Foote  
127 Jonesboro Road  
Jonesboro, Ga. 30236

**From:** David D. Allen  
City of Jonesboro  
124 North Avenue  
Jonesboro, GA 30236

**Date:** January 27, 2022

**Re:** Notification of Request for Design Review Commission – Building Addition; 127 Jonesboro Road; Parcel No. 13240B E001

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Dear Applicant,

This letter is to serve as notification that the City of Jonesboro, Design Review Commission, has accepted your request for review of building additions for the property located at 127 Jonesboro Road, Jonesboro, Georgia.

A hearing has been scheduled for Wednesday, February 2, 2022 at 4:30 pm before the Design Review Commission at 124 North Avenue to consider the request as described above. Your presence is recommended.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Allen".

David D. Allen  
Community Development Director / Zoning Administrator



# **CITY OF JONESBORO, GEORGIA COUNCIL**

## **Agenda Item Summary**

## Agenda Item #

5.c

- 9

## **COUNCIL MEETING DATE**

February 2, 2022

Requesting Agency (Initiator) Office of the City Manager	Sponsor(s) Community Development Director Allen
<b>Requested Action</b> (Identify appropriate Action or Motion, purpose, cost, timeframe, etc.) Commission to make a recommendation for Residence – 224 North McDonough Street; Parcel No. 13240D A017; Change in fencing style and minor exterior changes in Historic District.	
<b>Requirement for Board Action</b> (Cite specific Council policy, statute or code requirement) Article IX Supplemental Regulations; Sec. 86-103. H-2 Historic District	
<b>Is this Item Goal Related?</b> (If yes, describe how this action meets the specific Board Focus Area or Goal) Yes <b>Beautification, Historic Preservation</b>	
Summary & Background	(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)
<b>Agency recommendation – Approval:</b> There has been a residence at 224 North McDonough Street for many years. The applicant desires to replace the current chain link fence encompassing the side and rear yards with a taller, white vinyl fence. They also want to remove the awnings over the windows and install a full glass front door. The property is zoned H-2 (Historic District), thus requiring review by the Design Review Commission and Historic Preservation Commission.	
<i>Sec. 86-103 (c) Required review of exterior changes. From and after the designation of the <b>H-2 district</b>, no exterior portion of any building or other structure that can be viewed from the public right-of-way (including stone walls, <b>fences</b>, light fixtures, steps and pavement, or other appurtenant features) nor an aboveground utility structure, nor any type of permanent sign shall be erected, altered, restored or moved within such H-2 district until an application for a certificate of appropriateness as to exterior architectural features and signage has been submitted to and approved by the historic preservation commission. All proposed changes requiring a certificate of appropriateness shall comply with the H-2 design standards found in subsection (l) herein.</i>	
<i>j. Walls and fences.</i>	
<i>1. Historic fencing and walls shall be maintained. <b>The current fence is not historic.</b></i>	
<i>2. Materials and design of fencing and walls shall be appropriate to the dwelling and to the district. Examples of appropriate materials are wood for fencing and stone for retaining walls. The use of chain link fencing material is prohibited. <b>The current chain link fence will be replaced by nicer fence that matches the color of the house.</b></i>	
<i>The fence will encompass the side yards and rear yard, like the chain-link fence did. The fence will be 6 feet tall, which is allowed in the side and rear yards. Vinyl is not listed as a prohibited fence material.</i>	
<i>Sec. 86-264. - Fences regulations.</i>	
<i>(a) Fences of a woven-wire type referred to a "chain link" or hurricane fencing, of ornamental metal, of ornamental masonry, or of wood, not exceeding six feet in height, may be placed within yard areas of any residential zoning district; except, however, such fences located in the front yard, including that portion to the front of the principal dwelling shall not exceed four feet in height. <b>The 6-foot fence does not encroach upon the front yard.</b></i>	
<i>(b) Fences not exceeding eight feet in height may be placed within yard areas of any commercial and industrial zoning district. <b>Not applicable.</b></i>	
<i>(c) The use of barbed-wire, razor wire or similar fencing materials is specifically prohibited in all zoning districts; except such fencing materials may be allowed in M-1, light industrial districts upon approval by the code enforcement officer. <b>Not used.</b></i>	
<i>(d) No fence, building, sign, planting or other obstruction above a height of three feet nor below a height of ten feet shall be established or maintained within 15 feet of the intersection of the right-of-way of two streets, a street</i>	

## **FOLLOW-UP APPROVAL ACTION (City Clerk)**

<b>RECEIPT OF APPROVAL ACTION (City Clerk)</b>	
Typed Name and Title Ricky L. Clark, City Manager	Date February, 2, 2022
Signature	City Clerk's Office

(e) Fence construction shall be double-faced or shadow box construction. In no event shall support fencing structure be visible from the right-of-way or adjacent property. **Either side of vinyl fence looks the same.**

Any fence may be prohibited if, in the opinion of the code enforcement officer or the chief of police, that fence obstructs the vision of motorists to the public rights-of-way so as to create a dangerous condition, or if for some other reason such fence would endanger the public safety or general welfare. **Not applicable.**

Sec. 86-103

g. Windows.

1. Historic windows and window arrangement shall be maintained.
2. Damaged portions of windows, or windows damaged beyond repair, shall be replaced with windows that are comparable in design, size, and materials versus stock windows.
3. Flat snap-in muntins, designed to resemble frames that hold panes of glass in a window, are discouraged.
4. New windows on side elevations shall be compatible with historic windows in terms of materials, size, and design.
5. Storm windows shall match the color of the window frame and obscure the window as little as possible.
6. The addition of windows where none previously existed is discouraged.
7. The addition of shutters that are not compatible with the window size and shape is discouraged.

**Awnings are not specifically mentioned. The awnings and the windows on the house are not technically historic. The existing awnings do not enhance the house.**

h. Doors.

1. Historic doors and door placement shall be maintained.
2. Damaged portions of doors, or doors damaged beyond repair, shall be replaced with doors that are comparable in design, size, and materials versus stock doors.
3. New doors on side elevations shall be compatible with historic doors in terms of materials, size, and design.
4. Storm doors shall match the color of the doorframe and obscure the door as little as possible.
5. The addition of doors, sidelights, transoms, fanlights, or other decorative features where none previously existed is discouraged.

**The front door on the house is not technically historic. A full glass door will not be to the detriment of the house.**

**Fiscal Impact**

*(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)*

Private owner

**Exhibits Attached** (Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)

- Property Pictures
- Fence Specifications
- Front door
- Acceptance Letter

**Staff Recommendation** *(Type Name, Title, Agency and Phone)*

**Approval**



224 N. McDonough Street

Attachment: Property Pictures (3060 : 224 North McDonough Street Fence)





5.c.b

Back yard

Attachment: Property Pictures (3060 : 224 North McDonough Street Fence)





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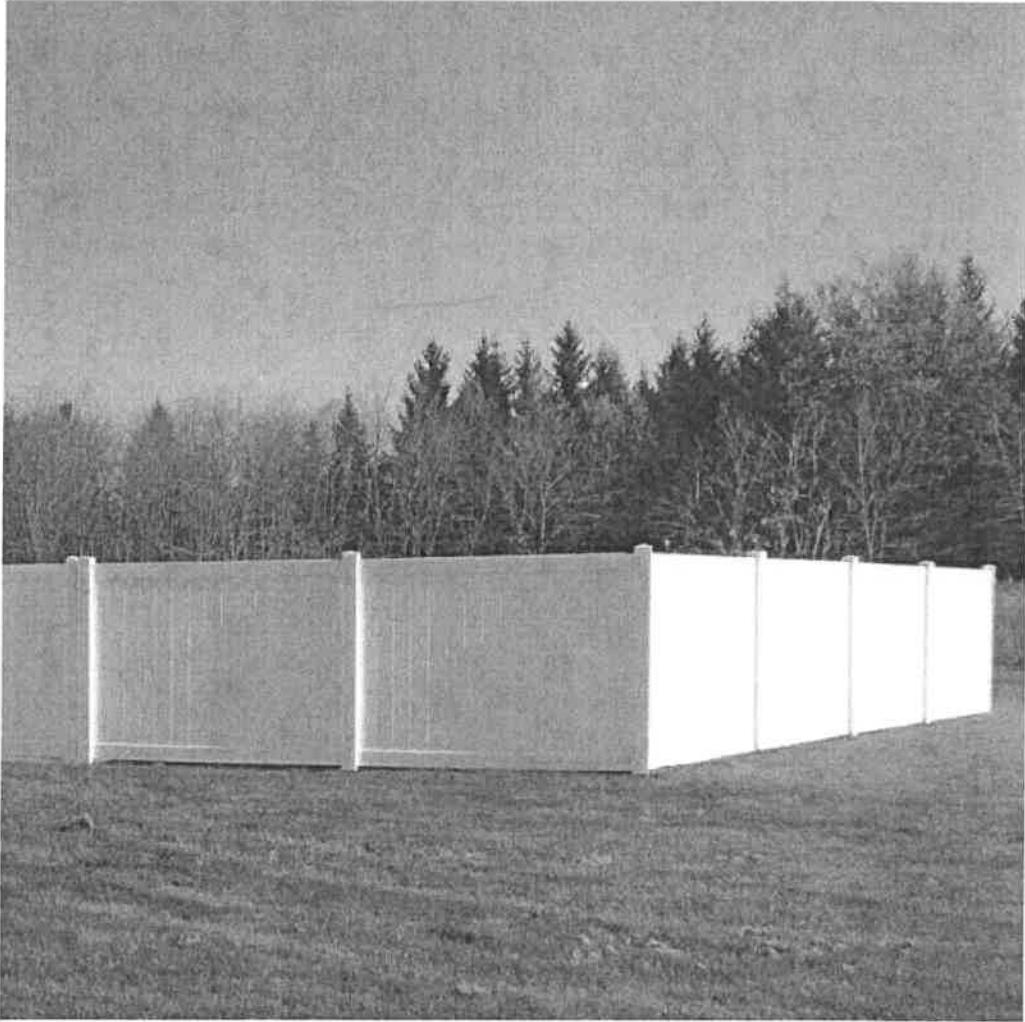
Internet #309617036 Model #PWPR-T&amp;G11.3-6X8 Store SKU #1004354029

990

Weatherables

## Pembroke 6 ft. H x 8 ft. W White Vinyl Privacy Fence Panel Kit

(119) Questions &amp; Answers (105)



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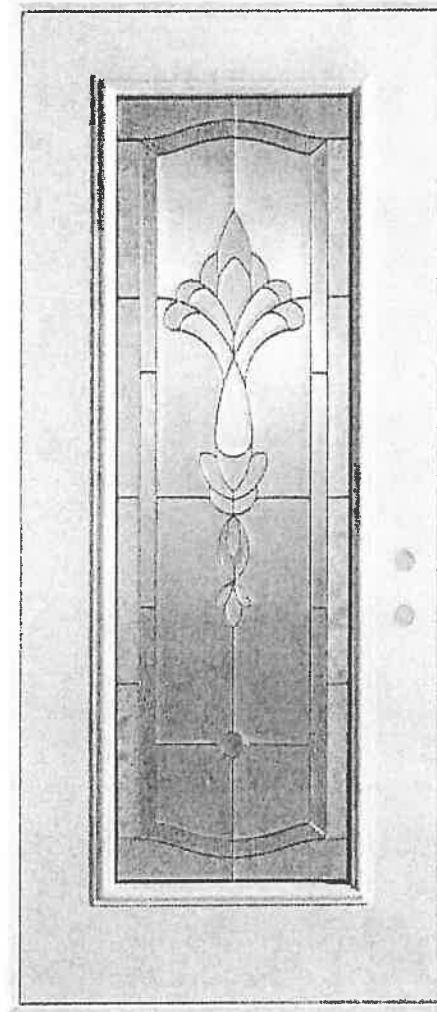
Internet #205423671 Model #1370P-P-32-L-P Store SKU #1000308379



Stanley Doors (Brand Rating: 3.7/5)

32 in. x 80 in. Traditional Patina Full Lite Painted White Left-Hand Inswing Steel Prehung Front Door

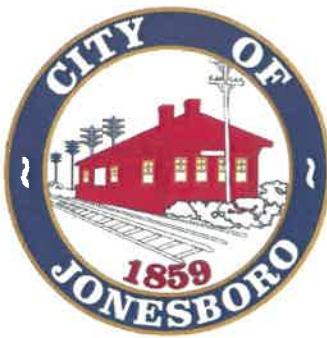
(2) Questions & Answers (6)



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\$134.00 /mo\* suggested payments with 6 months\* financing Apply Now



## MEMORANDUM

**To:** Tracy Weiner  
P.O. Box 698  
Jonesboro, Ga. 30237

**From:** David D. Allen  
City of Jonesboro  
124 North Avenue  
Jonesboro, GA 30236

**Date:** January 28, 2022

**Re:** Notification of Request for Design Review Commission – Fence and Minor  
Exterior Modifications; 224 North McDonough Street; Parcel No. 13240D A017

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Dear Applicant,

This letter is to serve as notification that the City of Jonesboro, Design Review Commission, has accepted your request for review of a fence and minor exterior modifications for the property located at 224 North McDonough Street, Jonesboro, Georgia.

A hearing has been scheduled for Wednesday, February 2, 2022 at 4:30 pm before the Design Review Commission at 124 North Avenue to consider the request as described above. Your presence is recommended.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Allen".

David D. Allen  
Community Development Director / Zoning Administrator